



Al Udeid Air Base Housing Brochure

Al Udeid Air Base Housing Office

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The Al Udeid Housing Office is partnered with the Army's Camp As Sayliyah (CAS) Housing Office. The CAS Housing Office will provide most of the housing support you will require while in Qatar. In the unlikely event your problems or concerns are not adequately addressed, please contact the Al Udeid Housing Office at any time for resolution.

The goal of the Joint Housing Office is to provide a comfortable and safe living environment for Command Sponsored Families in accordance with Air Force Instructions and Force Protection standards. A villa or apartment will be leased for your family prior to your arrival for the duration of your time in Qatar. All housing units will be located within a compound operated and maintained by local property managers. Most housing compounds have a clubhouse with a pool, fitness center, restaurant and many other amenities.

IMPORTANT HOUSING INFORMATION

Inspections: Residents are required to conduct an inspection of the unit to note any preexisting damage within 3 days of moving in to protect residents from potential charges for damage. The CAS Housing Office will provide information on the initial inspection process upon move-in. It is recommended to take pictures of all existing damage. Normal wear and tear will not be charged to residents when vacating the unit but damage outside wear and tear (i.e. pet damage, damaged walls/doors, etc) will be the responsibility of the tenant.

Property Insurance: The property owner is responsible for the building and surrounding property should damage occur due to fire, storm or unforeseen accidents. As a tenant, you should obtain renters insurance to protect your personal property. For a small amount of money, you can protect your assets and investments.

Property Manager Right of Entry: For the purposes of maintaining the premises, the property manager reserves the right to enter the premises to inspect and make any necessary repairs so long as such entry is at prearranged times with the consent of the tenant and, at the tenant's discretion, in the presence of a tenant.

Maintenance: At no cost to the tenant, the property manager is responsible for all major maintenance and repair, to include structural elements and building systems such as walls, ceilings, roofs, floors, foundations, heat, ventilation and air conditioning, plumbing and related fixtures. The tenant may be responsible for light bulb replacement depending on the compound. If a maintenance issue occurs (i.e. air conditioning has problems, pests, etc), the tenant should first work with the compound to resolve the issue. If the issue cannot be resolved with compound management, the tenant shall contact CAS Housing Office for resolution. If the issue still persists, the tenant shall contact the AUAB Housing Office for resolution.

Emergency Repairs: The property manager will commence, carry out and complete emergency repairs within 48 hours after receiving oral or written notice from the tenant.

Tenant and Landlord Disputes: Should you feel the property manager has not fully addressed your concerns, please feel free to contact the CAS or Al Udeid Housing Offices at any time.

Pets: Pets are allowed in the housing units as long as they are allowed by Qatari law. Any property damage caused by pets will be paid by the tenant.

Armed Forces Network (AFN): Tenants are responsible for the purchase and installation of AFN components. The decoder can be purchased at the Al Udeid BX or the CAS PX. The dish can be purchased on the local economy. Total cost to purchase and install is approximately \$500-\$600.

Pest Control: Qatar has pests such as ants, roaches, flies, mosquitoes, mice and rats. It is the tenant's responsibility to keep the premises clean. Don't leave trash or stale water standing, use pesticides for treatment and ask for your landlord to seek professional pest control for assistance.

HOW YOUR QUARTERS ARE ASSIGNED

1. Housing assignments at AUAB are determined very much like those at other Air Force bases. The only difference is we do not have an inventory of units like Military Family Housing or privatized housing. We are required to determine your requirements and procure a lease through local property managers using Air Force guidance and criteria.
2. Upon the Housing Office receiving your DD 1746, the number of bedrooms and square footage authorized will be determined. First, your grade will dictate how many bedrooms are authorized.

Housing Category	Grade	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
General Officer	O7 thru O10			X	X
Senior Officer	O6			X	X
Field Grade Officer	O4 thru O5		X	X	X
Company Grade Officer	O1 thru O3	X	X	X	X
Chief Master Sergeant	E9		X	X	X
Senior NCO	E7 thru E8		X	X	X

Table derived from AFI 32-6001, Table 4.2

3. The next step is determining your bedroom requirements based on family size and composition using the following table.

Dependents	Bedrooms Authorized
Spouse and/one dependent	2
Two dependent children, except as follows: One, 10 years or older One 6 years or older and opposite sex	2 3
Three dependent children, except as follows: Two of the three are 10 years or older One is 10 years or older, other two opposite sex with one 6 years or older	3 4
Four dependent children, except as follows: One, 10 year or older One 6 years or older, other three opposite sex, with one 6 years or older Two 6 years or older, of opposite sex, with other two same sex Two 10 years or older, other two opposite sex, with one 6 years or older	3 4 4 4
Five dependent children, except as follows: Two or more 10 years or older One 10 years or older, one 6 years or older and opposite sex of the other three	4 5

NOTES:

1. The terms dependent and family member are synonymous.
2. No child may share a bedroom with parents.
3. No more than two children will share a bedroom except with commander approval.
4. A child 6 years or older may not share a bedroom with a child of the opposite sex.
5. Children over 10 years old may not share a bedroom.

Table derived from AFI 32-6001, Table 4.3

4. After determining the number of bedrooms authorized, the amount of square footage authorized will be determined using information derived from AFCENT guidance and AFI 32-6002, Attachment 2.

Pay Grade	Bedrooms	Net Square Footage Authorized
SNCO (E7-E8) CGO (O1-O3)	2	1,500
	3	1,800
	4	2,030
	5	2,320
FGO (O4-O5) E9	3	1,930
	4	2,160
Command Chief (E9)	4	2,240
SO (O6)	4	2,330
GO (O7)	4	2,990
SCP GO (O7+)	4	3,260

Table derived from AFI 32-6002, Attachment 2

5. With the square footage and bedroom authorizations and any special considerations listed on the DD 1746, the Housing Office will coordinate with local property managers to locate a house or apartment meeting your requirements. When selecting a compound, we consider the following criteria in priority order:

- Force Protection/Security
- Cost within Air Force guidance
- Air Force size standards
- Other Air Force families present
- Reasonable commute time to AUAB
- Western style quarters
- Close to shopping/entertainment
- Amenities (recreational facilities)

6. Once a house or apartment is identified, a lease will be negotiated and signed between the Air Force and the property manager. The properties are fully furnished and the utilities (water and electric) are paid by the Air Force.